



SCAPPOOSE *Oregon*

Parks and Recreation Committee Meeting Minutes

April 20, 2023 6:00 pm – 7:00 pm

Recording: <https://youtu.be/TKvzd6Y-EcE>

Attendees: Bryan, Cara, Paul, Terry, Mike, Isaac, JJ, Ian, Jeannet, Dave Sukau Public Works Director

Absent: Scottie

Call to Order

The meeting was called to order at 6:00 by Chair Cara Heinze.

1.1. Meeting Agenda

Mike made a motion to approve the April 20, 2023 Agenda. The motion was seconded by Bryan. The motion passed unanimously.

1.2. Meeting Minutes

Mike made a motion to approve the March 16, 2023 meeting minutes. The motion was seconded by Paul. The motion passed unanimously.

1.3. Public Comment

Joel Haugen stated that he was excited about moving forward with the Grabhorn Park planning. He urged SPRC to consider limiting paving on the property. Mike stated that one of the original ideas for Grabhorn was a trail through the park and asked if Joel saw an issue with that. Joel replied no, but that paving could be detrimental to the environment.

2. Old Business

2.1. Grabhorn Discussion

Dave stated that he is at the meeting to answer questions, to listen, and to help with history. He wants to see where the Committee is with thing, and to offer his help with understanding things. He stated that there is a strong elevation component on the property, a differential of almost 13 feet. A split field situation would require a 10-foot retaining wall to level the fields.

The Mayor stated that he thinks that talking with the School District about the Middle School property and what they are going to be doing with that site, depending on what their facilities plan shows. He stated that he is interested in knowing about what could go on Grabhorn without having such a large impact on cut/fill balance. The School Bond should go onto the ballot in November, which could see a new middle school being built on the east side of the highway and after that, figuring out what to do with the current middle school. Paul stated that he feels like we're all just waiting on the School District and asked how best to get involved with their process, and what they have said about a shared use agreement. The Mayor stated that the district has a new way to signup to use their fields, and that it has been hard to get the district to align with meeting times.

Paul urged the move towards a shared use agreement to help with access to the schools fields. Cara stated that it seems to her that the District might need to ease into new agreements like



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that. Paul stated that this isn't a big thing and that lots of shared use agreements exist, and that the agreement would give the City certain days/times guaranteed. Isaac asked if someone could clarify how the City would be involved because the City doesn't administer the leagues or sports teams, and that might be odd. The Mayor stated that some of the leagues have agreements with the schools already, and that the City could sponsor a league and use their shared use time for the league.

Mike stated that the City has a big opportunity with the Grabhorn property and the purchase-price-as-grant-match. The original idea to have a trail, and to make sure to take advantage of that grant is critical, even if the first stage doesn't include a field. It would be good to have time to develop a competitive grant. JJ agreed with Mike that the money is really important to get. Paul clarified that the City has until 2026 to apply for the grant. Paul stated that the cut/fill could become problematic if the grant is used for other improvements if the ultimate improvement is fields. Dave stated that stages could work, and that the preliminary steps would include grading of the site, to prepare, and the site could be used for unofficial fields.

Paul asked if the assessment of needing a softball and a soccer field changed. Cara stated that the issue was about the leagues access to the school fields, and that when wet, the fields are quite unusable. Another part of the challenge was that softball and soccer overlap seasons making field times difficult. The Mayor stated that little league didn't have enough participants for Scappoose to have their own team this year, and urged multiuse fields.

Paul asked Dave about the pros and cons regarding turf. Dave stated that the turf would need to be above the flood plain so that the turf doesn't float away, and that sediment carried by flood could render the turf unusable and you'd have to start over. Dave stated that the District told the City that they actually had a softball field that isn't being used. That said, for now, just going in to level the land and create an unofficial field that could be used by any sport.

Mike asked how much turf could cost. The Mayor stated that just adding turf to the already graded high school field was just short of \$1 Million. Mike stated that for the first phase, the grant would only cover up to the grading most likely, without any field improvements. The Mayor stated that a lot of the work on the property could happen before a final decision on the fields.

Paul stated that the fields against the road could see balls getting into the road often causing safety issues. Dave stated that the City anticipated a fence to stop the ball. At the time, the City also didn't know that there are wetlands in the NW corner of the property, which could change the location too. The big issue is a common vision, and that the community is getting close, and that the City will do whatever the public/vision ends up being. Dave stated that he is excited about the development, but that he is not excited about fields with very large retaining walls and no seating, which is what the current plans might result in.

Paul asked what else were large needs identified by the community, that could be sited on the Grabhorn property. Cara stated that other sports such as pickleball, basketball, volleyball were all identified. There are no full-court full-size public courts in the City. Dave stated that there is a huge issue with basketball courts in the City. Paul stated that smaller courts wouldn't have the same impacts in terms of retaining walls. Dave stated that that is right, and that he is not



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sure what the demand is for larger fields, and there are other sports that might have higher needs; it would be good to have better data about the actual numerical needs relating to fields before a large decision like this is made.

Bryan stated that there could also be a need for a place for larger events. Paul stated that that is true.

Cara stated that it sounds like the Committee is generally in favor with Mikes plan, and something that they could carry forward. Paul will draft a proposal, will elicit individual feedback, and bring a final proposal back to the committee for approval at the May meeting.

Terry stated that getting rid of off-street parking would expand park space. Dave stated that there are requirements for off street parking, and that if there were no off-street parking it would push parking into the neighborhoods which could cause other issues. Staff has to look at all these things, and the original plan was more central so that folks with ADA could access the property better. Dave spoke to an access along the west side of the park. There are safety concerns with access in that area of the City, it is a bona fide public safety matter, and some sort of access, even a paved path that could be used alternatively as a drive access, is critical to public safety. Paul stated that a road was and is a major non-stated. Dave stated that he has a duty to state on the record why staff and public safety officials were so in favor of some sort of drive access.

Ian stated that he wants to make sure that the Committee doesn't lose track of the vision, and that the Committee should be concerned with setting the vision for the park. JJ stated that the funding is critical to making the vision a reality. Ian asked if anything in the current three suggested layouts is impossible. Dave stated that the difficulty he sees is that having parking along the road pushes any development south into the area of largest slopes. This could make development impossible because of cut/fill balance, and wants to make sure that the group doesn't ask for things that make development impossible, which parking along the road might well do.

There was a robust discussion about water drainage, and the three potential plans for the Grabhorn property. No decisions were made, but a variety of ideas were discussed. The general discussion revolved around locations for parking, turf versus grass, retaining walls, how the plans might interact with either direction the School District goes with their bond, or not. Discussion moved to the topic of parking, access to the property, and what parking needs are.

Cara stated that she is in favor of the increased access with the road, parking and multiuse fields, and would like to hear what everyone's thoughts are.

Bryan thinks that the overlapped/multiuse is important, and that emergency access is important, but is not in favor of pushing a road through, and that preserving the dog park is important.

Terry thinks that multipurpose is a great idea, but is not convinced about pushing a road through, and likes the idea of making the end of the access into a parking lot.



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Paul stated that the road is a non-starter. He likes the overlap design, and likes the idea of the truncated access with more parking. He likes the idea of a secondary dog park for smaller dogs, and expanding the current dog park. He would like pickleball considered.

Ian stated that of the three options the overlapping option is the best in terms of general path forward. He thinks efficiency in terms of overlapping, utilizing parking, and better use of space on the North side.

Cara and JJ stated they are in favor of this overlapped plan.

Mike stated that he likes this plan as a general path forward.

Ian stated that perhaps there could be some room found via efficiency to add some space for seating around the field.

Isaac stated that after two and a half years the whole committee found agreement on a general plan for the Grabhorn Property. Dave stated he wants to go back to 3J to get some more design work to reflect the feedback from tonight.

2.2. Level of Service

The committee wants to hold a second meeting next week to discuss Level of Service only.

2.3. Earth Day 2023

JJ stated that Earth Day is two days away, and that Cara, JJ, and Mike Sykes have been working hard to make this happen and pulling things together. Jeff Weiss, CRPUD, and Mike Sykes have been critical to making the event happen. Sponsors have been great, and the community response has been amazing. Fred Meyers, Starbucks, Grocery Outlet, and Fultanos have all donated food and drink, and the PD will be grilling at the event, and thanked all the sponsors and support for the event. JJ detailed the event run of show, timeline, sponsors that will be attending, and the support from the Police Department and Public Works.

2.4. 50-Year Plan Representative

Paul stated that he was appointed to the 50-Year Committee as SPRC representative, he has been attending all the meetings and is excited to keep working on that undertaking.

3. Announcements and General Discussion

- 3.1.** Cara stated that Terry, Cara, and Isaac met with the YMCA about recreation opportunities. She stated that what the YMCA needs is a list of spaces, contacts, potential funding prospects, etc. Cara stated that Terry is going to work on this but could use some support.

The Mayor stated that he and Council President Greisen work with a county-wide childcare program working to increase access to childcare in the County and would like that mentioned to the YMCA.

3.2. Next Meetings

- May 18, 2023
- June 15, 2023



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- July 20, 2023

Meeting Adjourned at 7:50 pm.

For questions about these minutes, contact Isaac Butman, 503.543.7184 ibutman@cityofscappoose.org
The EDC conducts its meetings in an ADA accessible room. If special accommodations are needed, please contact City Recorder Susan Reeves at 503.543.7146, ext. 224 TTY 503.378.5938